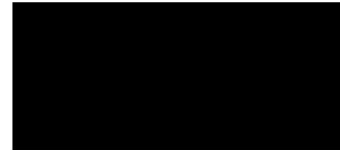


# Brecher

4<sup>th</sup> Floor  
64 North Row  
London W1K 7DA



DATE: 01 November 2022

YOUR REF:

OUR REF: WZF/B769-1

Planning and Development Team  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall  
Judd Street  
London  
WC1H 9JET

**By Email:** [planning@camden.gov.uk](mailto:planning@camden.gov.uk)

Dear Sirs

**34 Meadowbank London NW3 3AY - application 2021/6074/P - Excavation of basement with skylight to front, erection of a ground floor rear extension and replacement windows and doors.**

We act for Rael Berelowitz the owner of 32 Meadowbank and write in connection with application 2021/6074/P which promotes the redevelopment of 34 Meadowbank ("the development site") to provide a single storey level basement extension, a single storey ground floor rear extension and replacement window frames and doors ("the application")

Our client objects to the application. His property lies in close proximity to the development site and is correctly described at paragraph 10 (sensitive/affected receptors) of the applicants draft CMP (16.6.2022) as **a receptor likely to be affected by the activities on site (i.e. noise, dust, fumes, lighting etc.).**

You will be aware (indeed the applicants acknowledge) that Meadowbank is a narrow private road. It is moreover apparent from the applicants CMP document that in order to undertake the development, construction materials and spoil will need to be transported to and from 34 Meadowbank over an extended period via a narrow pedestrian path. In that connection paragraph 2 of attachment 4 to the applicants draft CMP advises "the most sensible route for removing excavated material (and the demolished materials from the roof and house for the extensions and alterations works) plus the new materials being delivered to the property including concreting as required will be via the front pedestrianised area". Paragraph 2 also advises that "it is possible to locate an 8m long by 6m wide 6 wheel truck in the area outside 32's garage" and contemplates that "220-250m3 of material (anticipated excavated load) will require 35 to 40 truck wait and load activities".

Whilst our client does not own the garage referred to it lies in very close proximity to his property. Indeed our client's front door, parking space and home office from where both he and his wife regularly work, are located alongside the garage. The proposal to position a large construction vehicle and to undertake extensive and intrusive construction activities at this location is, given the impacts (noise, dust, fumes, lighting etc.) referred to above and acknowledged by the applicant, particularly concerning therefore.



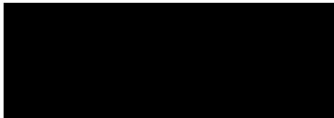
By any measure the contemplated activities will generate significant, ongoing and materially adverse impacts upon our client's amenity and the quiet enjoyment of his property. Additionally as Meadowbank is narrow, with very limited pavement access, construction vehicles and activity will generate a significant safety risk to the occupants of our client's property as well as other residents of Meadowbank.

In light of the scale, duration and severity of the above impacts, which will be particularly focussed upon and impact our client, and the safety concerns referenced above our client respectfully requests that members of the planning committee refuse the application.

Yours faithfully

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**Brecher LLP**

A large black rectangular redaction box covering the contact information of Brecher LLP.